

**COUNCIL BLUFFS PLANNING COMMISSION**  
**TUESDAY, AUGUST 8, 2017 - 6:00 P.M.**  
**COUNCIL BLUFFS PUBLIC LIBRARY, ROOM A**  
**400 WILLOW AVENUE**  
**COUNCIL BLUFFS, IOWA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL – MINUTES OF THE JULY 11, 2017 MEETING**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

A. CASE #ZC-17-003: Public hearing on the request of Council Bluffs Leased Housing Associates I LLLP, represented by Traci Custard of Ehrhart, Griffin & Associates, to rezone a portion of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10-74-44, City of Council Bluffs, Pottawattamie County, more particularly described as beginning at the southeast corner of SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10 thence North 90°00'00" West along the south line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 390.15 feet, thence North 00°00'00" East, a distance of 145 feet m/l to the zoning division line as it existed in June of 2017; thence North 90°00'00" East along said zoning line a distance of 390.15 feet to the east line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  thence South 00°00'00" East along said east line a distance of 145 feet m/l to the point of beginning from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District. The Community Development Department has expanded the request to include rezoning the southern 145 feet of the property commonly known as 3209 Renner Drive from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District.  
Location: 3201 Renner Drive and 3209 Renner Drive.

B. Case #AN-17-001: Public hearing on the request of Gerald Torczon, on behalf of T S Development, LLC, for voluntary annexation of 26.62 acres of land located in part of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 4-74-43 and part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 5-74-43, Pottawattamie County, Iowa, being more particularly described as being as commencing at the Southwest corner of said NW  $\frac{1}{4}$  of Section 4, said point also being the Southeast corner of said NE $\frac{1}{4}$  of Section 5; thence N1°06'10"E (assumed bearing), along the West line of said NW  $\frac{1}{4}$  of Section 4, said line also being the East line of said NE $\frac{1}{4}$  of Section 5, a distance of 53.00 feet, to the point of beginning; thence N88°28'13"W, a distance of 314.19 feet; thence N01°43'41"E, a distance of 747.03 feet; thence S88°28'13"E, a distance of 306.04 feet, to a point on said East line of the NE $\frac{1}{4}$  of Section 5, said line also being said West line of the NW $\frac{1}{4}$  of Section 4; thence S88°15'01"E, a distance of 1294.46 feet, to the West right of way line of Franklin Avenue; thence S01°43'41"W, along said West right of way line of Franklin Avenue, a distance of 747.00 feet; thence N88°15'01"W, a distance of 1086.30 feet; thence N01°06'10"E, along the East line of the property at 20006 Greenview Road, a distance of 180.01 feet; thence N88°15'02"W, along the North line of said property at 20006 Greenview Road a distance of 200.01 feet, to a point on said East line of the NW $\frac{1}{4}$  of Section 4, said line also being said West line of the NE $\frac{1}{4}$  of Section 5; thence S01°06'10"W along the West line of said property at 20006 Greenview Road, said line also being said West line of the NW  $\frac{1}{4}$  of Section 4, said line also being

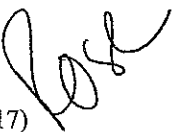
said East line of the NE 1/4 of Section 5, a distance of 180.01 feet, to said point of beginning.  
Location: Northwest corner of Greenview Road and Franklin Avenue intersection.

## **8. OTHER BUSINESS**

- A. North Lake Village Subdivision – Request for Extension
- B. City Council update
- C. Other items of interest

## **9. ADJOURNMENT**

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

A handwritten signature in black ink, appearing to be "Loft", is written over the date "(7-28-2017)".